



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 17, 2005

IN REPLY PLEASE
REFER TO FILE: **MP-6**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**RDD 326 - PARCEL 1EX, AFFECTS BOUQUET CANYON ROAD 23-31D.1
QUITCLAIM OF EASEMENT - CITY OF SANTA CLARITA
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in RDD 326, Parcel 1EX (625± square feet), to be no longer required for the purposes of the Los Angeles County Flood Control District. The parcel is located southeasterly of Bouquet Canyon Road in the City of Santa Clarita.
3. Authorize the quitclaim of easement to the underlying fee owner, WK Sonrisa 35, LLC, for \$2,500.
4. Instruct the Chair to sign the enclosed Quitclaim of Easement document and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to quitclaim a portion of its easement in RDD 326, Parcel 1EX, to the underlying fee property owner, WK Sonrisa 35, LLC.

The District acquired the easement in Parcel 1EX for the purposes of constructing, operating, and maintaining drains and appurtenant structures for the Bouquet Canyon Road project. Construction has been completed, and the underlying fee owner has agreed to assume responsibility to operate and maintain that portion of the drain on their property.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$2,500 represents the District's minimum sale price. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

The Honorable Board of Supervisors
March 17, 2005
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CONCLUSION

This transaction is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easement. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

MQ:bw
P4:521DBRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

WK Sonrisa, 35 LLC
21080 Centre Pointe Parkway, Suite 101
Santa Clarita, CA 91350

Space above this line reserved for Recorder's use

Document transfer tax is \$ _____
() computed on full value of property conveyed or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
2849-004-010 (Portion)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to WK SONRISA 35, LLC, a California limited liability company, all its right, title, and interest in and to that certain easement for drains and appurtenant structures acquired by Quitclaim Deed recorded October 29, 1986, as Document No. 86-1464233, of Official Records, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Santa Clarita, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

RDD 326 1EX
Affects: Bouquet Canyon Road 23-31D.1
I.M. 264-117
S.D. 5 M0521003

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division Supervising Title Examiner By _____

EXHIBIT A

RDD 326 1EX

Affects: Bouquet Canyon Road 23-31D.1

A.P.N. 2849-004-010 (portion)

T.G. 4461(C6)

I.M. 264-117

S.D. 5

M0521003

LEGAL DESCRIPTION

PARCEL NO. 1EX (Quitclaim of an easement):

All that portion of Parcel 1, Parcel Map No. 7283, as shown on map filed in Book 81, pages 20 and 21, of Parcel Maps, in the office of the Recorder of the County of Los Angeles, described in deed to the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on October 29, 1986, as Document No. 86-1464233, of Official Records, in the office of said Recorder.

Containing: 625 ± square feet.